BLAMES DIVIDENDS

Public Service Commission Says 8 Per Cent. Policy Is Cherished Too Dearly.

EQUIPMENT OVERTAXED

State Assembly Also Hears About Present Shortage of Good Operators.

Special to THE SUN AND NEW YORK HERALD. ALEANY, Feb. 16 .- Bad telephone service in New York is due largely to the fact that the corporation which serves the metropolis has "cherished too dearly its policy of a fixed annual dividend of 5 per cent.," the Public Service Commisgion informed the Assembly to-night. The report was made in answer to the challenge that unless the commission explained why nothing was being done to improve conditions demands would made for, an investigation of the

telephone company should be willing to forgo to some extent the established returns on investments if necessary to reconstruct its service and invite permanent returns in the future. the commission reports. While some progress has been made toward improv-ing conditions, the commission states "a considerable further period of time will be required with the utmost diligence to make the service efficient."
The general feeling of unrest is a factor in the conditions which try the March 7, patience of New York residents day after day as they try in vain to get answers to their calls. The commission

The operating force may be to some extent affected with a letting down of discipline generally complained of not only in the United States but in all the countries lately at war. It is doubtful whether the interest of the operators in their work and their zeal in its perform ance, especially among the recruits, is as great as existed among the more ex-perienced employees before the war."

breakdown of a service formerly regarded by the public as remarkably efficient and which was the pride of the company soon disclosed that pany soon disclosed that no single remedy could be applied and that no com-bination of remedies could be made immediately effective. In order to restore must be applied the utmost efforts of the company, aided and stimulated by the commission, for a considerable period of

The principal causes of all of the difficulties are an insufficient number of operators, inexperienced operators and inadequate equipment.

During the period of the war the

Government determined that the telephone business was not an essential in-dustry and prevented plant development large extent until January In this period the increasing de mands on the service absorbed the enthe reserve plant, if they did not over

NAMES GUARDIANS FOR GIRL HEIRESS

Trust Company to Care for Miss Tilford's \$2,000,000.

Isabella W. Tilford of New York and Tuxedo Park guardian of the person of her depurater, Miss Annette Tilford, and the Farmers Loan and Trust Company of

BABY GAINED **NEW STRENGTH**

Father John's Medicine Built Him Up After Serious illness

"After a serious illness 3 years ago



o we started to give him Father John's Medicine and he improved as you see him in this photo, (age five years) which we are proud of. This is his legious and Memorial Buildings which we are proud of this is his legious and Memorial Buildings. latest photo as he is now six years old and we still give him Father John's Medicine when he needs it. I would advise mothers never to be without Father John's Medicine." (Signed) Harry D. Walker, 587 South 11th St.,

To build new flesh and strength after illness Father John's Medicine is of great value because the pure food ele-ments it contains are easily taken up by a weakened system. No alcohol, no dangerous drugs. Has been used for over sixty years.

CHARITIES.

FETTES COLLEGE, EDINBURGH

(b) To enable the sons of Pettesians who fell or were disabled in the War to be educated at Pettes, and /or, at a Preparatory school with a view to proceeding subsequently to Pettes. the Trustees may determine to Fetter the trustees the

To give further assistance as the boys leaving Fettes who have either already benefitted by or were eligible AUCTION RESULTS YESTERDAY.

for the benefits under (b).

The Trustees of the Fund are anxious to hear of any persons with due qualifications to whom this assistance would be affected whom this assistance would be affected by the plaintiff for \$25,000. uch persons should communicate with the longrary becretary, who will furnish full settled as All communications will be leaded as strictly confidential.

By order of the Trustees.

A H BOWHILL, Hon. Secretary.

22, St. Andrew Square,
EDINBURGH.

New York guardian of the young woman, in the care of the bequest left to her by her father, the late Henry M. Tilford. in the care of the bequest left to her by her father, the late Henry M. Tilford. FOR PHONE DEFECTS estate. The appointment of guardians for the person and property of the young woman was made on her petition to the Tilford died last year leaving a large

By the will of Mr. Tilford the daughter is to receive the income from \$2,000,-606 until she reaches the age of 40 years, when she is to receive the amount absoutely. The petition for the appointment of the guardians states that Miss Tilford is more than 14 years old.

SUES EASTMAN KODAK CO.

Photographic Supply

Wants \$3,000,000 Damages. One of several suits resulting from involved, still they were sufficiently dissolution of the Eastman Kodak Com-diversified in character to indicate the pany as a monopoly was brought to trial yesterday in the United States District Court before Judge Julius M. Mayer. The plaintiff, Julius L. Lewis, a dealer structures are included in the sales in photographic supplies at 522 Sixth closed, and practically every section of avenue, naks \$3,000,000 damages, con-tending that the Eastman Kodak Company's monopoly deprived him of the opportunity to deal in cameras and other photographic commodities. John B. Stanchfield appeared as counsel for the Eastman company.

John G. Pollard Gets Job. WASHINGTON, Feb. 16 .- John G. Polrd, a Virginian, has been selected resident Wilson as a member of the ederal Trade Commission to

Wisconsin against Senator Lenroot. Students to Take Gas Tests.

he race for United States

Joseph E. Davies, who resigned to make

New Haven, Conn., Feb. 16.—Thir-een students at Yale University have solunteered to take carbon monoxide cas tests, which Professor Yandeii Henderson is making to determine the proportion of automobile exhaust gases which safely may be in the air of the proposed Hudson River vehicular tunnel. Tests will be concluded on

Paris Bourse Trading.

Pasis, Feb. 16 .- Prices were firm on Bourse to-day. Three per cent. rentes, 58 francs 40 centimes; exchange on London, 48 francs 36 centimes; E per cent. cen, 87 francs 70 centimes; dollar, 14 francs 2114 centimes.

London Money Market.

London, Feb. 16 .- Bar silver, 8214d. an ounce; bar gold, 121s. 3d. Money Relating its story of investigations of the telephone situation, the commission per cent. Gold premiums at Labon, 140.

PROJECTS PENDING

Figures Compiled by F. W. Dodge Company Indicate Breadth of Present Activity.

ncreasa in the volume of contracts awarded for new buildings in the district north of the Ohio River and east of the Missouri River is noted for Janury, as compared with previous years. The total last month was \$235,848,175. which is far in excess of any year sinc 1910. Last years total was \$50,731,000, which can hardly be used as a fair com-sarison an account of the upset condin following the signing of the armis-

The greatest activity in any January during the past decade was in 1918, when the aggregate amounted to \$152,065,000. It must be borne in mind that a large amount of the projects were lossen, N. Y. Feb. 16.—Surrogate Ell-Smith to-day appointed Mrs. ures of contracts awarded are interest-

| | ing: | | |
|---|-------------------------------|-----------------------|---|
| | of | New floor space in | |
| | Classification. Projects | s Sec. ft. | Valuation. |
| | Business buildings 815 | 2 297, 400 | \$34,726,300 |
| | Educational publings., 56 | 2,451,300 | 11.030,300 |
| | Hospitals and institu- | TROOPINGOR | 200000000000000000000000000000000000000 |
| | tions | 290,898 | 2,048,300 |
| | Industrial buildings 604 | 19,580,400 | 91,711,700 |
| | Military and naval | | |
| | buildings 11 | E.000 | 2,747,000 |
| | Public buildings 33 | 153,500 | 962,500 |
| | Public works and pul- | | |
| | lie utilities | | 37,696,550 |
| | buildings 40 | 513,400 | 1,584,000 |
| | Residential buildings .1,954 | 11,775,500 | 47,727,435 |
| | Social and recreational | ***** | And the Change |
| | buildings 76 | 1,177,306 | 5,605,500 |
| i | Miscellaneous 1 | CALENDAMA. | 5,000 |
| ı | A THE PERSON AND ADDRESS OF A | | 67,000 |

\$235,848,175 Following are the contracts awarded my boy was left very weak and delicate is more than three times greater than

No. New Ploor of Space in Classification. Profts. Sq. Ft. Valuation. New Buildings 123 1,444,109 \$5,965,509 Educational Buildings 15 540,309 3,345,409 Hospitals and Institutions and would get the croup very easily any corresponding month since 1910: tions 20,000 27,044,500 Industrial Buildings 119 6,669,600 27,044,500 Military and Naval Buildings Public Buildings Public Works and Pub-4 1,821,500 5 41,500 280,000

\$79,569,950

ported during January in this section are as follows: Classification. Business Buildings
Educational Buildings
Hospitals and Institutions
Industrial Buildings
Military and Naval Buildings
Public Buildings
Public Works and Public

Residential Buildings Social and Recreational Build-3,565,0001,391 \$112,209,100 Total PENATAQUIT POINT OFFERING. Hudson, two five story apartments at The one time holdings of the Mollen-

hauer estate, comprising forty acres, at Penataquit Point, Bay Shore, L. I., bor-dering the Great South Hay on two sides and a thirty foot canal on the other, are to be cut up into home sites and offered by the Armstrong Realty Company.

Spring building operations are already under way and it is expected to have several houses completed by April. Purchasers are permitted to have their own architects supervise construction. An advantage of the location as an all year residential section is that the temperature is said to be cooler in summer and A. O'Brien 8 West 115th street, a five warmer in winter than in the city. The story tenement, 25x100, to Anna Reich-A WAR MEMORIAL FUND is now avail-stle, abled it is proposed to apply to the shore fronts within commuting distance i available for development. property is one of the few remaining and,

MT. SINAI HOSPITAL PLANS. Mount Sinal Hospital filed plans yes-

9TH AV, 80714 and 809, 22 sty bidge, 33.2x 103.19; sold to Issac S. Soliander and Samuel Brown for \$15.400. By Henry Brady. 3D AV, 1945, n e cor of 107th at. 2 sty bidg. 25x190; sold to plaintiff for \$30,500.

NEWS AND GOSSI

Budget of News Includes Large Variety of Properties in Metropolitan Zone.

Yesterday's budget of brokerage re ports included a number of interesting properties. While none of them were spectacular, either as to size or amounts breadth of the market. Lofts, apartments, dwellings and other classes of the city is represented. The suburban sections have received a temporary setback, owing to the recent storms, but inquiries are being received from rokers in all districts near the city. infurnished houses are scarce, though here are some furnished dwellings on he market for the sun These, however, are rapidly being taken. Brokers report that within a few weeks there will be a decided shortage of all classes of dwellings.

Buys Three Warehouses.

William Cruikshank's Sons sold for he estate of Joseph Naylor to Abraham Sahadi two five story warehouses at \$3 and 60 Greenwich street, 52.1x109.6x 106.5, and another at 61 Washington street, abutting, 23.4x58.4x61.10x22. The two buildings in Greenwich street are eased until 1922. After this date the buyer will occupy.

Recent Downtown Sales. George Ehreth, president of the Lily Cup Company, bought from the Broau-way-John Street Corporation, Elias A. lyn, 20x59. Cohen president, the five story building at the northwest corner of Fulton and

he Noyes Company

Lexington Avenue Transactions. Isaac Elkus bought through Solomon 15 Lexington avenue, northeast corner i Forty-third street, 22.4x90, from the selsea Leasing Company, and No. 417, adjoining, 19x90, from the estate of Milton H. Robertson. Stanley Wolfson

represented the sellers. The buyer resold the contract to Mrs.
Catlina F. MacManus, owner of the corner property, who will alter into stores and apartments.

The buyer resold the contract to Mrs.
Catlina F. MacManus, owner of the corner property, who will alter into a Jakobson.

B. F. Knowles Company resold 21 and

Dwellings Just Sold.

street, a four story dwelling, 22.6x102.2. per annum. Brown Wheelock Company represented the sellers. Pease & Elliman sold for Mrs. Emm.

Pauli the three story dwelling, 17x72, t 67 West Ninety-third street. ninth street, to a clieft, who will occupy for tupon completion of alterations. The ularsking price was \$135,000.

street, a four story dwelling, 22x100.5, to Mrs. Ethel Hoffstaedter of St. Louis. Frederick Brown bought from Sarah E. Allen 687 West End avenue, a five Edgemere, L. I. for Mrs. J. Naftal. story dwelling, 16x85.

Midtown Lofts Sold.

Julius Tieman & Sons, Inc., sold for H through Manning & Trunk to Irving kins. Judis and Joseph Silverson the forty-five foot, eleven story loft at 49 and 51 West Twenty-fourth street. The property was held at \$375,000 and rents for about \$75,000.

I. Portman purchased from Nicholas in New York State and northern New E. Sharum bought from Herman Jersey during last January. The total Lakifer 41 West Twenty-first street, a seven story loft, 25x98.9, through John

> Deals on Washington Heights. Alexander Seikin sold for Morris Rose the Joan d'Arc, at 10 Pinehurst avenue, southwest corner 175th street, a six story apartment, 130x92x irregular,

renting for about \$35,000. B. Grossman sold to Joseph Shenk 5 41,900 230,000 the three five story buildings, 290x100, at 48 19.383,450 865 to 869 West 180th street, northwest corner of Northern avenue, containing seventy apartments, renting for \$48,000 and held at \$350,000, through B. Harris, Middleboro Realty Company, Joseph Tuchman president, sold to Augustus H. Schmidt, the "Kerahaw," at 1253 St. Nicholas avenue, adjoining the southwest

corner 173d street, a six story apart-ment house, 75x100. The property yields \$25,000 in rentals, and was held at Valuation. \$1.52,000. Joseph G. Abramson, attor-\$1.654,500 hey, represented the huyer. \$ \$45,200 hey, represented the huyer. \$ \$26,803,500 Isadore B. Geller, with B. Dubin, pur-

210,500 chased from the Librae Holding Com-pany, Inc., the five story apartment, 50x 25,958,500 100, at 510 and 512 West 147th street, renting for \$12,000. Sol Lewine and B. Luskin were the brokers.

Operator Active.

I. Portman sold to Nelleu Brennan 624 to 630 West 139th street, 100x100; also sold to the Wians Realty Company 711 to 717 West 180th street, two five sixty-five feet in the avenue and 105 story apartments. 100x100; also to a feet in the street. It is understood that client of Louis Fine 34 and 36 St. Nicholas place, two five story apartments,

Purchases in Harlem.

Moses H. Rothstein purchased for Cohen & Alperowitz from John W. Minturn the five story apariment at 19 West 114th street. Butler & Baldwin, Inc., sold for Mary

C. M. Folsom & Co. sold for Robert Rennert the three story dwelling, 16x100. Swepe, Mary E. E. Wendel, Georgianna at 366 West 120th street, to I. Zucker- A. R. Wendel and Ella V. E. Wendel Samuel Cowen sold 8 East 133d street,

a four story two family building, 25x100 lessee. A. F. Glibertis, the ar Kurz & Uren, Inc., sold for Samuel estimates the cost at \$1,630,000. Strasbourger 117 West 137th street, a five story flat, 25x100.

Other Manhattan Sales. The 465 Fourth Avenue Corporation (B. Lake, E. and B. Greene, directors) will take over the five-story building. 19.6x80, at that address. The owner of

record is Herman Buchtenhirch.

M. Edelstein, E. Egan and J. W. Clancy have formed the 218 and 220 West Forty-sixth Street Company to

buyer owns 312, giving him a frontage west corner of Greenwich and Liberty of 44 feet.

Leon S. Altmayer sold for A. Rosen- \$75,000.

for many years.

Manhattan and Bronx Company and sisca & Pallidano sold for Metropolitan Trust Company the six-story loft build-ing at 1945 and 1947 First avenue,

10x100, to Arthur J. Sessa.

Isadore B. Geller purchased from Joseph Shenk 59 to 61 Nagle avenue, a five-story apartment, 50x125, renting for \$14,000. Sol Lewine and B. Luskin were the brokers. M. Forman & Co. sold 21 East Seven

teenth street, a five-story business build-ing, 25x100, for Benjamin Menshall. Philip Weinberg sold the six-story partment house, 40x100.11, at 59 East 102d street.

Buyers in The Bronx. Shaw & Co. sold for Mr. John D. Mc Barron and Samuel Webster 1766 Washngton avenue, a six story apartment, 52.6x109. The purchaser was repre-sented by Handwerger, Konovitch and 52.6x109.

Ballington, attorneys.

Moses H. Rothstein sold for Lampert Estate, Inc., to Max Klein, the five story partment at 1921 Bryant avenue. Kurz & Uren, Inc., sold for George Bellar 4280 and 4282 Vireo avenue, two two family dwellings, 22x90 each, and have resold 4280 to Mrs. Grace Carroll.

Brooklyn Sales and Lesses. Howard C. Pyle & Co. sold a resi-ence, 37.6x100, at 116 Willow street,

Brooklyn, for Mrs. James H. Crary to I. Bernard Coombe. Harry M. Lewis sold for the estate of James Crombie and others the two two story dwellings at 583 and 585 Baltic street, Brooklyn, to L. R. Realty Company, Lazarus Rosenberg president. A one story garage now under construction by the purchaser adjoining will be extended over this plot, giving it a total frontage of 153.4 feet.

Clinton Trading Corporation sold to Carlo Miglina the two story detached building at East Twelfth street, Brook-

Realty Associates sold 32 and 34 at the northwest corner of Fulton and Troy avenue, Hrooklyn, a dwelling, 20x Water streets, 20x32x irregular, to be 100; 102 Meserole street, a three story altered for the buyer's business. Cam-store and flat, 25x40x100; 921 and 927 mann, Voorhees & Floyd were the Fulton street and 489 and 482 Waverly Charles F. Noyes sold for George flats in Fulton street and two dwell-Sanborn, trustee of the Martin estate, inga store and flats on Waverly avenue, to Sigebee Graham the four story build- to Irving Warner. They also soid 121 ing a store and flats on Waverly avenue, to Irving Warner. They also soid 121 am H. Force: in 178 East Seventieth street to Mrs. Samuel P. Hinckley, Jr.; in 471 Park avenue to Mrs. Lorillard 100, to George Levenson through B. Cetron, and 14 Wolcott street, a one story frame dwelling, 25x100, to Patrick D. sixth street to Henry Bohen; in 43 East Eightyng at 111 John street, 29x26. The Quincy street, a four story dwelling, 40x property has been placed in charge of 100, to George Levenson through B. Cet-Charles F. Noyes Company sold for frame dwelling, 25x100, to Patrick D. Scupancy for Max Marx the six story Walsh, through Mrs Margaret Sachs. Walsh, through Mrs. Margaret Sachus Meister Builders, Inc., purchased from East Fifty-fourth street to Miss ranger. Samuel Salway three four story flats at Edward of Tuxedo. E. W. Arnold of Tuxedo. uilding at 1 and 3 Jacob street, 40x65, Samuel Lewis of Lewis & Rosenthal

1492 to 1500 Bedford avenue, Brooklyn, 102x97, through J. Goldberg. Charles Partridge sold the residence rn the two three story dwellings at Twenty-third street, Brooklyn, for H.

Lippman. Henry Pierson & Co., Inc., sold 187 St. John's place, Brooklyn, a three story dwelling, 20x100, for Sadie Dougherty. Henry Pierson & Co., Inc., sold 33 Lincoln place, Breesign, a three story for Lexington avenue, 20x65, adjoining the northeast corner of Forty-fifth street from Jerome E. Walker the three story

Maurice Werthelm sold for Henry 33 Lynch street, Brooklyn, three story B. F. Knowles Company resold 21 and According to statistics compiled by the Keale the four story dwelling at 463 three family houses, 51x94x irregular for A. Goodman. United Business Exchange leased for

L. J. Phillips & Co. sold for the 55 to 64 Hopkins street, Brooklyn, to Clark estate 27 West Seventy-third Meyer Lasky, for ten years, at \$8,400 Israel S. Sherman garage, 125x100, at

Other Realty Reports.

Joseph P. Day sold to Frederick Brown, for the New York, New Haver and Hartford Railroad, L. S. Miller Douglas L. Elliman & Co. sold for the seent, the property known as the West-state of Charles J. McGourkey, Samuel chester apartments, in Huguenot street, D McGourkey, executor, the four story Centre avenue and Westchester place dwelling, 25x100.10, at 6 East Sixty- New Rochelle, a five story apartment for twenty-four families, 95x115x irreg-

Joseph E. Merriam sold for D. Frank
akin residence on Gregory avenue, Mt.
isco, N. Y., to Euston Edmunds.
Plans have been filed by Walter E.
Plans have been filed by Walter E.
av and 165th st. architects, \$16,009. Plaza Realty Company Sold for Dakin residence on Gregory avenue, Mt. Howard Taylor 19 East Sixty-fourth Kisco, N. Y., to Eusten Edmunds. Verity, contractor and builder of Far Rockaway, for the erection of two two John Crawford sold eighteen acres and a remodelled house, known as

"Castle Taylor," at Green Farms, Conn. for Henry M. Hoyt to George I. Tomp-Cornellus G. Kolff leased for Mrs

M. Badennhausen the residence on St. Paul's avenue, Stapleton Heights, Stater Island, to A. Gunther.

NOTES OF THE MARKET.

Cella the eight story loft at 36 and 38
East Twentieth street, 40x92, through
Jules Nehring, Inc.

Shampan & Shampan, architects, have
filed plans for a four story garage at
154 and 156 East Fifty-third street for the Amelia Herman estate.
Frederick Brown is the buyer of the Yale & Towne Building at 9 and 11 East Fortleth street, reported sold last

Pease & Elliman have been appointed nanagers of the new spartment at 2532 Broadway.

Michael McBride, tenant, is the buyer

Thirty-third street, re-

of 311 West Thirty-third street, re cently reported sold. William Pierre Jockin has been ap-pointed agent of the Francis Emory Fitch Building, under construction a 136 and 138 Pearl street, through to 102 and 104 Water street. Scott & Prescott, the architects, announce that the building will be ready for occu-

hany on May 1. Chester J. Byrns has been appointed receiver of the property at 1662 Park avenue pending foreclosure proceedings. James H. Cruikshank is the seller of the southeast corner of Pearl and Beek-man streets to the Lebertan Corporation, reported in The SUN and New York Herald last Sunday.

SALE OF BANK BUILDING. As reported in THE SUN AND NEW YORK HERALD last Sunday, the Harriman National Bank property at the south east corner of Fifth avenue and Fortyfourth street has again changed owner-ship. Through Townsend Horner of Horner & Co. and George Howe Charles Newmark purchased the property from Robert B. Dula. It is known as 527 Fifth avenue and has a frontage of sixty-five feet in the avenue and 105 the property was held at \$2,750,000 and has an annual rent roll of \$250,000. R. T. Wood represented the seller and Morrison & Schiff the buyer.

NEW INSURANCE BUILDING.

Plans have been filed for a twelve story office building for the exclusive use of insurance companies at 73 to 791/2 Maiden lane with an "L" to 9 and 11 Gold street. It will have a frontage of 101.4 feet in the former and 31.4 feet in the latter street. Rebecca A. D. W. Swope, Mary E. E. Wendel, Georgianna are the owners and the 75 Maiden Lane Corp., Leslie R. Palmer president, the lessee. A. F. Gilbertis, the architect,

COMMERCIAL LEASES.

Charles F. Noves Company leased for Jacob Ruppert Realty Corporation showrooms and offices in 15 East Twenty-sixth street to Commodore Dress Com-pany, Majestic Dress Company, Friedlander & Siegel, Grewen Fabric Com-pany, H. Rosenbloom & Co. and ad-ditional space to Henry Edelstein and Sidney Greenbaum; also a floor in 45 Lispenard street to Samuel Spitzer; floor take over the two four story dwellings. Lispenard street to Samuel Spitzer; floor 25.8x100.5, at thet address, near Broadin 50 and 52 Franklin street to Success way. Title to the realty is held by Postal Card Company and in 373 Fifth Catherine Bissell of Baltimore, Md. avenue a floor to Walpole Bros., Inc.

The four-story flat, 22x77.8, at 910 Rice & Hill leased for the Robert C. Sixth avenue has been purchased by Lee Cornell estate to the Terminal Lunch Holstein from Sara T. Nichols. The Company two buildings on the north-

bin the four-story business building at Henry Hef has leased store and base-1429 Third avenue to M. Gluck, tenant ment at the northeast corner of Third avenue and Sixteenth street to the Capital Paper Company; also store at 156 East Twenty-seventh street to Ellas

P. Rubens and Frank Cherniowski, a loft at 623 Third avenue to Josephine Carpentier and loft at 218 East Fortyfirst street to Frank Brand. Pease & Elliman leased offices in 71

West Thirty-fifth street to the National Catholic War Council. J. Arthur Fischer leased floor at 608 Sixth avenue to Holzman Bros., top floor in 111 West Forty-eighth street to

Mr. Kramer and stored at 101 West Forty-fifth street to Arthur D. Sohl. Harvey Bloomer leased a store in the regon apartment at 162 West Fiftyourth street for William H. Hall and F. W. Francis and was the broker in he lease of the four story building at 131 West 125th street for John H. Van Tine to the Hygrade Clothing Company. Plaza Realty Company leased a store

at 27 East Sixty-fourth street to George Tabac Nonotuck Silk Company and the Cortielli Silk Company lexeed through M. & L. Hess for ten years from 1922 at an aggregate rental of \$1,000,000 the store, assement and second floor, about 50,000 square feet, in 134 to 146 Madison avenue, northwest corner of Thirty-first

street. Samuel H. Martin leased to Leo Aroneck the north store at 2173 Eighth avenue. Haggstrom-Callen Company leased to the Beaver Mill Sport Field offices

1974 Broadway. RESIDENTIAL LEASES.

Plaza Realty Company rented unfurshed apartments as follows: In 104 East Fifty-seventh street to A. K. Mick-ler and Edwin Garrett, Jr.; at 13 Gramercy Park a studio apartment to H. F. H. Reid; in 29 West Forty-eighth street to same client; in 969 Park avenue to L. M. Levette; in 27 West Fifty-sixth street to H. L. Werner. The same broker rented the following furnished apartments: In 375 Park avenue to H. L. Van Praag; at 405 Park avenue to Dr. G. Davis Stewart; in 129 East Eighty-second street to Mrs. David McAlpin Pyle; in 749 Fifth avenue to Mrs. Will

Pease & Elliman leased apartments n 1049 Park avenue to E. N. Stone; in at 2218 Glenwood road, corner of East 555 Park avenue to Raymond Lesher; Twenty-third street, Brooklyn, for H. in 158 West Fifteenth street to Mrs. M. Devereux; in 3 West Fiftleth street to H. Seligman, and in 318 West Eightyfourth street, furnished, to I. V. Zna

ensky. Maurice Wertheim leased apartment 61 West Forty-eighth street to Harold McMahon, Mrs. Daisy P. Ralli and J.

> NEW BUILDINGS. Manhattan.

WASHINGTON ST, 427 and 429-For an alory factory and warehouse, 60x; S Well, 194 Franklin st, owner; G & Blum, 505 5th av, architects; \$125,000.

Bronx.

ELIZABETH ST, n w cor King av, 2 sty brick dwelling, 37x27 ft; Lloyd White, Minneford av, C. 1, owner; Karl F J Selfert, 151 E 19th st, architect, \$8,000.

GAINSBORG AV, s w cor Roberts av, 2 sty term cotta dwig, 17x38 ft; Ravos Realty Co., owners, Richard H, Arnold, 2387 Middletown road, press, Anton Pirner, 2059 Wostchester av, architect, \$7,900.

LIUEHG AV, w z, 109 ft s 251st st. 1 sty hollow tile garage, 15k216.38, ft. Dominica and Giuseppe Vaccaro, 554 West Broadway, owners; A Vendrasco, 64 Washington Sq S, architect, \$1,206.

ROBERTS AV, s s, 50 ft w Mahon av, 2 2 sty terra cotta dwigs 17x35 ft; Ravos Realty Co. owner; Richard H Arnold, 2887 Middletown road, pres; Anton Pirner, 2062 Westchester av, architect, \$1,000.

INIVERSITY AV, c s, \$2,20 ft n Tremont.

ALTERATIONS.

Manhattan. BOWERY, 217-To a 6 sty that and str; M Ginsberg 132 Bowery, owner; P Bardes, 230 Grand at, architect; \$9,000. LEXINGTON AV, 684 and 688, to two 4 sty dwellings; J. Picker, premises, owner; J. Gescheldt & Co, 142 E 43d st, archi-

Bry divellings: J. Picker, premises, owner:
J. Geacheidt & Co. 143 E 43d st. architects, 230,000.

MADISON AV. 448 and 450—To two 3
sty dwigs and offices; Almy Realty Corp.
141 Bway, owner: A Merlin, 34 W 28th
st. architect; \$40,000.

PINE ST, 84, to a 5 sty apartment and
stores, 134 Water St. Inc. 50 Wall st,
owner: L. S. Weeks, 101 Park av, architect, \$20,000.

STH AV, S w car 15th st. to a 3 sty restaurant and factory; Rothschild Realty Co.
93 5th av, owner; W. A. Hynd, 223 W 19th
st. architect, \$5,500.

STH AV, 572 and 574—To a 3 sty hotel and
str: S. Gottlieb, premises, owner; J. Fisher
25 Av A, architect; \$5,000.

STH ST, 116 E—To a 5 sty dwig; F K S.
Crosby et al, Edinebeck, N. Y, owners,
31 V. Hartman, 125 W 10th st. architect;
\$30,000.

SD ST, 119 and 121 W—To a 3 sty dwig;
General Speedometer Repair Co, 51 W 65d
st. owner; Architectural Corp 18 E 41st
st. architect; \$16,000.

76TH ST, 211 W, to a 4 sty stable; M
Schnaier, 203 W 76th st. owner; W Mertenson, 203 W 76th st.

Bronx.

OLINVILLE AV. 3628, 3 sty frame dwelling, 22x31 ft; Onofris Di Beneditto, on premises, owner; Randolph J Johnson, 23 Bainton av. Yonkers, architect, \$1,000.9 187TH ST, 651, 8 sty frame store and STH ST, 551, 3 sty frame store a dwelling, 19.10x53.3 ft; Elizabeth Miri-on premises, owner; M W Del Gau-2755 Creston av. architect, \$1.509.

HOTELS AND RESTAURANTS.

Washington, D. C. GRAFTON HOTE

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